

Chairman  
ROBERT OLIVER

City Attorney  
NICK SAMPINOS

Community Director  
NICK TATTON

City Recorder  
SHERRIE GORDON



#### **Commission**

JUDY BEACCO  
NANCY BENTLEY  
DALE EVANS  
ROBERT OLIVER  
RICHARD ROOT  
FRANKIE SACCO  
JAN YOUNG  
ERROLL HOLT, ALT.

#### **PRICE CITY PLANNING COMMISSION**

phone: (435) 636-3184 · Fax: (435) 637-2905

185 E. Main - P.O. Box 893

Price, Utah 84501

#### **PLANNING AND ZONING AGENDA**

**11/09/2015**

**THE PRICE CITY PLANNING AND ZONING COMMISSION WILL HOLD THEIR REGULARLY SCHEDULED MEETING ON THE ABOVE DATE AT 6:00 PM IN THE PRICE CITY HALL COUNCIL CHAMBERS (ROOM 104). THE PLANNING AND ZONING COMMISSION CHAIRMAN RESERVES THE RIGHT TO MODIFY THE SEQUENCE OF AGENDA ITEMS IN ORDER TO FACILITATE SPECIAL NEEDS.**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. MINUTES of October 26, 2015
4. PUBLIC COMMENT ON AGENDA ITEMS
5. GENERAL BUSINESS
  - a. GENERAL PLAN UPDATE REVIEW - Review and comment on proposed updates to Chapter 6 of the Price City General Plan, Housing.
6. CONDITIONAL USE PERMIT
  - a. URGENT CARE CLINIC - Consideration and possible concept approval only for the development of a urgent care medical clinic facility at 314 E 100 N within the Commercial 1 (C-1) zoning district, Castlevew Hospital, Mr. Mark C. Holyoak.
  - b. SANDWICH AND HOT DOG RESTAURANT - Consideration and possible approval of an Eating Places: Food Consumed on Premises land use located at 15 East Main Street, called Squiggy's Subs and Dogs, Reed Phillips.
7. UNFINISHED BUSINESS

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact, City Recorder, Sherrie Gordon at 185 E. Main, Price, Utah - Telephone 636-3183 at least 24 hours prior to the meeting. This meeting may be held electronically via telephone to permit one or more of the council members to participate.

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF OCTOBER 26, 2015**

**PRESENT:**

Commissioners:

Dale Evans

Jan Young

Nancy Bentley

Judy Beacco

Robert Oliver

Richard Root

Nick Tatton, Community Director

Sherrie Gordon, City Recorder

**EXCUSED:** Commissioner Sacco

**OTHERS PRESENT:** Wayne Clausing, Kelly Gillman, Joe Peterson, Ann Evans, Daniel Thatcher, and Eric Mantz

1. Chairman Oliver called the meeting to order at 6:00 P.M. He led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. MINUTES OF September 28, 2015 –  
**MOTION.** Commissioner Evans moved to approve the minutes of September 28, 2015 as presented. Motion seconded by Commissioner Young and carried.
4. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any of the items.
5. GENERAL BUSINESS –
  - a. UTAH STATE UNIVERSITY-EASTERN - Presentation of the USU-E campus master plan to Price City, Kelly Gillman, CRSA Architects and Joe Peterson, USU-E Chancellor.

Joe Peterson, USU-E Chancellor, addressed the Commission. He stated that USU-E is working extremely hard to ensure the campus works well with the community. Kelly Gillman, CRSA Architects, reviewed the campus master plan.

b. GENERAL PLAN UPDATE REVIEW - Review and discussion on Chapter 5 of the Price City General Plan, transportation.

Commissioner Bentley expressed concerns that Chapter 5 doesn't address emergency medical transportation. She isn't sure this need fits into this entity.

Wayne Clausing suggested that the Commissioners email the Council as needed and let them know that specific items are not part of the master plan.

6. CONDITIONAL USE PERMIT –
  - a. SITE PLAN AMENDMENT - Consideration and possible approval of site plan amendment for Intermountain Farmers (IFA) located at 240 W 100 N within the Commercial 1 zoning district.

A Conditional Use Permit (CUP) application for a site plan amendment was submitted by Daniel Thatcher, IFA Manager. He reviewed the updates IFA will be making to the existing site including the addition of a warehouse building and improved employee and farmer parking in the back area.

Chairman Oliver read aloud the following conditions of approval and led a discussion with the applicant:

- Completion of a land parcel assembly-lot line adjustment plat and recording with the Carbon County Recorder finding that the site consists of multiple parcels of land that must be combined to accommodate the site plan amendment.
- Development of the site plan, as submitted and amended herein, including the following elements finding that development consistent with approved site plans mitigates development misunderstandings.
  - No additional buildings or structures authorized that are not represented on the amended site plan.
  - Exterior site and yard area lighting to be high efficiency LED fixtures and angled, shielded or on timers to avoid light transference to neighboring residential properties.
  - Site fencing maintained to prevent unauthorized access to site.

- No new or additional business signage without prior submission of sign plan and sign plan approval by Price City Planning Department.
- Garbage collection frequency to eliminate the potential for accumulations of garbage, rubbish or debris and wind scatter.
- No on-street parking identified or permitted to serve site.
- Procurement of a Price City building permit and all construction activity to take place under the auspices of the building permit and building inspection finding that properly permitted and inspected commercial construction protects the health, safety and welfare of the community
  - Construction to comply with all building and fire safety requirements set forth by the Price City Building Inspector and Price City Fire Chief.
- Completion of a storm water management plan and concurrence with the storm water management plan by the Price City Engineer and compliance with all storm water management recommendations provided by the Price City Engineer finding that properly managed storm water flows prevent flooding and protect the health safety and welfare of the community.
- Notification of surrounding property owners within 300 feet of development of pending development and time-line finding that neighborhood notification mitigates development misunderstandings and facilities development.
- No violations of the Price City Property Maintenance Code at the site or structures finding that properly maintained property and structures protect area property values and is consistent with the Price City General Plan.

ACCEPTANCE: The applicant acknowledged that he is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

**MOTION.** Commissioner Bentley moved to recommend the Price City Council provided final approval for a site plan amendment for Intermountain Farmers (IFA) located at 240 W 100 N within the Commercial 1 zoning district including the conditions listed and discussed with the applicant. Motion seconded by Commissioner Root and carried.

7. UNFINISHED BUSINESS - Nick Tatton, Community Director, advised the Commissioners that trainings/conference were scheduled toward the end of the year and suggested if their schedules permit, they attend:

November 5, 2015 – Ken Young from Utah Community Planners will conduct a Small Town Planning Workshop (Held at City Hall from 8:00 A.M. to 3:00 P.M.). All Price City Planning and Zoning Commissioners are encouraged to attend. Price City will pay the registration fee.

November 5-6, 2015 – Utah State University Eastern Business Conference

December 7, 2015 - Price City Planning and Zoning Commission Training (Held at City Hall from 7:00 A.M. to 6:00 P.M.). All Price City Planning and Zoning Commissioners are encouraged to attend. Nick Tatton requested that RSVP's be made to Mrs. Gordon.

Mr. Tatton also updated the Commissioners of the following project statuses:

The Urgent Care Clinic, concept approval, will be on the Planning & Zoning meeting agenda scheduled for November 9, 2015.

Consideration and possible approval of the sale of approximately 2 acres of real property owned by Price City, based on the results of the surplus and bid process, located at 75 East 500 North, to Richard Nuffer, Beehive Homes, is on the October 28, 2015 City Council meeting agenda.

Price City will be accepting sealed bids for the potential purchase of real property currently owned by Price City along the north boundary of the 'Old Olsen Reservoir' located at approximately 890 N 100 E and south boundary of the existing Olsen Reservoir Subdivision extending south for 40 feet. Sealed bids must be received on or before 11:00am on Friday, November 6, 2015. A public opening of the bids will take place at that time.

Meeting adjourned at 6:49 p.m. pursuant to a motion by Commissioner Bentley. Motion seconded by Commissioner Evans and carried.

APPROVED: \_\_\_\_\_  
Chairman, Robert Oliver

ATTEST: \_\_\_\_\_  
City Recorder, Sherrie Gordon

# PRICE CITY GENERAL PLAN

## CHAPTER 6 Housing



### KEY POINTS

- Housing density and options
- Moderate income housing
- Quality high-density housing needs
- Infill residential development
- Residential renewal
- Housing Goals

### 6.1. INTRODUCTION

This chapter focuses on the continued and ongoing need for diverse housing opportunities in Price. Although the population has remained relatively stable over recent years, needs and desires for various types of housing have increased. Having a median housing value of \$116,500, per the 2010 Census, the housing market in Price is currently comprised largely of single-family, detached homes. The median monthly mortgage is \$1,071, and the median rent is \$564. Nearly 55% of the homes in Price have been built since 1970.

Addressing the needs for housing, the City has identified several issues, including the need for an improved mix of single and multi-family housing options, more moderate income housing options, infill housing development, and more quality high density housing projects. Price is also experiencing a need for housing options for homeless and transitional residents. Additionally, area residents are wanting condominium style housing as well as larger single family lots with large garage/shop space and RV parking availability.

### 6.2. HOUSING DENSITY AND OPTIONS

Seventy-five percent of the housing in Price currently falls within a single-family designation. The remaining 25%, representing various types of attached or multi-family housing units, provide most of the affordable housing options in the community. It is the City's desire to preserve existing areas of low density housing, while at the same time allowing for increased medium to high density housing needs, such as student, senior and other high quality attached housing developments.

While the importance of providing affordable housing has increased in recent years, the concept of providing a healthy balance of quality mid-level and higher-end housing is being recognized as an increasingly important goal. A diversification within Price City

# PRICE CITY GENERAL PLAN

## CHAPTER 6 Housing



neighborhoods, including a mixture of low, moderate and even high-income housing units, is desired.

### 6.3. MODERATE INCOME HOUSING

Moderate income housing has become an increasingly imperative issue for Price City in recent years. Economic conditions have caused housing costs in Price to increase at rates higher than personal income and wages. Because of this imbalance, many residents have been excluded from adequate housing opportunities.

The State of Utah defines moderate income housing as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area (MSA) for households of the same size.” In other words, moderate income housing is a function of the particular circumstances and income levels of the community, rather than a type of housing. Price City and the community should strive to provide full availability of income targeted housing to the level of established need in the community in terms of number and type of units.

In an effort to meet the needs for moderate income housing, the promotion of the zoning and use of accessory dwelling units in various areas in the Price community, has been identified as an important objective. Additionally, the City should explore and develop other affordable housing options to provide more housing diversity.

An income target housing plan was originally created in October 2002, with periodic updates thenceforth, describing several policies and establishing goals. The Price Municipal Corporation Community Affordable Housing Plan is designed to assist decision making with housing issues (see Appendix B). This plan should be reviewed and updated at least every other year.

### 6.4. QUALITY HIGH DENSITY HOUSING

In trying to meet the need for a balanced mix of housing in Price, a key objective is to seek and require development of high quality. High-density residential developments, such as condominiums, town homes, etc., which are not geared toward meeting low or moderate income housing objectives, are currently too few in number. The development of projects which include quality design, landscaping, amenities and good maintenance should be encouraged and sought as new housing demands increase.



#### Student Housing

# PRICE CITY GENERAL PLAN

## CHAPTER 6 Housing



An important and continuing need for high-density housing is in the realm of student housing. As the student enrollment increases, further needs for providing student housing locations will arise. Areas close in proximity to Utah State University - Eastern are deemed best for additional student housing development. Nearby accommodations reduce car trips, make student life more affordable, and help current single family housing areas maintain their interior integrity.

### **Senior Citizen Housing**

Seniors play an increasingly important role in the community and are a growing faction of the local population. More quality senior housing developments need to be encouraged, which will integrate within the single family low density zones and become an asset to the community. Additional assisted living residential projects are encouraged throughout the community in facilities constructed for that purpose.

### **6.5. INFILL RESIDENTIAL DEVELOPMENT**

As Price continues to grow, residential development is encouraged to take place on the remaining developable lots found throughout the community to take advantage of all in-fill opportunities.

A mix of all types of housing is desired in the community, and new construction, as well as re-construction, is encouraged to take advantage of infill development opportunities.



### **6.6. RESIDENTIAL RENEWAL**

An important focus issue for housing in Price, recently identified in the General Plan update process, is the need for the renewal of existing and aged residential areas. This includes a focus on the restoration of older homes, cleaning up yards and vacant lots, and improving the appearance of trailer courts.



# PRICE CITY GENERAL PLAN

## CHAPTER 6 Housing



### CHAPTER 6 - HOUSING GOALS

Goals	Strategies	Actions	Timing	Agency
<b>1. Provide for an attractive mix of housing types and densities throughout the community.</b>	A. Provide areas for residential development with rural densities that insure compatibility with open spaces and environmentally sensitive areas.	i. Plan and maintain rural density zones near and outside of the current cities boundaries.	Ongoing	City Council, Planning Commission, Building and Zoning
	B. Provide low density residential uses.	i. Encourage quality development in mid-level to high-end housing.	Ongoing	City Council, Planning Commission, Building and Zoning
		ii. Maintain existing low density zones for the development of single lot subdivisions and planned residential developments of single-family detached units.	Ongoing	City Council, Planning Commission, Building and Zoning
	C. Provide medium density residential uses.	i. Encourage diversification within medium density neighborhoods, to include a mixture of low, moderate and high-income housing units.	Ongoing	City Council, Planning Commission, Building and Zoning
		ii. Explore the establishment of mixed-use zone which allow density bonus.	0-5 years	Planning Commission, Building and Zoning
<b>2. Provide a reasonable opportunity for moderate income housing.</b>	D. Provide medium to high density mixed-use residential uses.	i. Promote quality high density developments in high density zoned areas.	Ongoing	City Council, Planning Commission, Building and Zoning
		ii. Develop new or revise active use of existing home renovation programs for all residents	Ongoing	Community Development , City Council
	A. Encourage the use of federal and state programs that help low to moderate income level home buyers purchase or renovate and improve housing units.	i. Make state and federal programs information available to the public.	Ongoing	Community Director

# PRICE CITY GENERAL PLAN

## CHAPTER 6 Housing



### CHAPTER 6 - HOUSING GOALS

Goals	Strategies	Actions	Timing	Agency
	B. Promote the objectives of the Price Community Affordable Housing Plan (Appendix B).	i. Review the Community Income Targeted Housing Plan annually, and submit annual reports to the State.	Biannual	City Council, Community Director
		ii. Organize and prepare local income targeted housing development.	Ongoing	City Council, Community Director
<b>3. Encourage orderly and beautiful residential areas throughout the city.</b>	A. Increase enforcement of residential zoning ordinance requirements.	i. Maintain and enhance the services of a zoning ordinance enforcement officer to reduce confusion with animal control officer.	Ongoing	City Council, Public Safety, Building and Zoning
		ii. Proactively enforce approved and adopted zoning ordinances and codes.	Ongoing	Public Safety, Building and Zoning
	B. Recognize the beatification efforts of residential property owners.	i. Continue and strengthen programs such as the Yard-of-the Month award, including wise water use recognition.	Ongoing	Beautification Committee
	C. Promote the renewal of older residential areas, restoring older homes and cleaning up yards.	i. Develop a campaign with objectives to promote and assist renewal and cleanup utilizing all community resources, public and private..	Ongoing	City Council, Public Safety, Building and Zoning
<b>4. Encourage the development of housing for senior citizens and students, in locations which both meet the needs of the residents and minimize their impact on the surrounding neighborhoods.</b>	A. Encourage the development of senior housing projects which meet the needs of the community.	i. Promote the integration of quality senior housing developments within the single-family low density zones.	Ongoing	Community Director, Building and Zoning
		ii. Encourage the location of assisted living residential facilities throughout the community constructed for that purpose.	Ongoing	Community Director, Building and Zoning
	B. Encourage development which will meet the needs for student housing near Utah State University - Eastern.	i. Develop and adopt a plan for student housing near Utah State University - Eastern, in cooperation with university officials.	0-5 years	Community Director, Building and Zoning



# PRICE CITY GENERAL PLAN

## CHAPTER 6 Housing



### CHAPTER 6 - HOUSING GOALS

Goals	Strategies	Actions	Timing	Agency
		ii. Promote future student housing development between downtown and the Utah State University - Eastern.	Ongoing	Community Director, Building and Zoning
		iii. Encourage the use of accessory dwelling units.	Ongoing	Community Director, Building and Zoning

**Mayor**  
JOE L PICCOLO  
**City Attorney**  
NICK SAMPINOS  
**Community Director**  
NICK TATTON  
**City Recorder**  
SHERRIE GORDON  
**Public Works Director**  
GARY SONNTAG




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**Price City Planning & Zoning Commission**

**Planning & Zoning Commissioners**  
ROBERT OLIVER, CHAIR  
FRANKIE SACCO, VICE CHAIR  
JUDY BEACCO  
DALE EVANS  
NANCY BENTLEY  
RICHARD ROOT  
JAN YOUNG  
ALTERNATE: ERROLL HOLT

**DATE:** OCTOBER 9<sup>TH</sup>, 2015

**TO:** PRICE CITY PLANNING & ZONING COMMISSION

**FROM:** NICK TATTON  
PRICE CITY 

**RE:** HEALTH CARE CLINIC – CONCEPT APPROVAL ONLY

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Please find attached a Conditional Use Permit (CUP) application submitted by Castlevue Hospital to locate a health care clinic and related operations business, at approximately 317 East 100 North within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code, the land uses at the site include the following:

- Drug and Propriety, Code Section 11.3.4.13, Conditional Use
- Comprehensive Health Care Facility/Center, Code Section 11.3.5.11, Conditional Use
- Medical Clinic, Outpatient Services, Code Section 11.3.5.25, Conditional Use
- Professional Health Care Offices, Code Section 11.3.5.32, Conditional Use

It is the recommendation of staff to review the site plan with the applicant in some detail including ingress/egress patterns planned, signage, fencing, parking, snow loading, garbage collection, lighting and neighbors as well as the anticipated construction schedule. Particular attention should be directed to discuss the potential for acquisition of the “last house” and how the development will work to mitigate impacts to that neighbor until such time as the property may be acquired (or not).

**RECOMMENDED MOTION(S):**

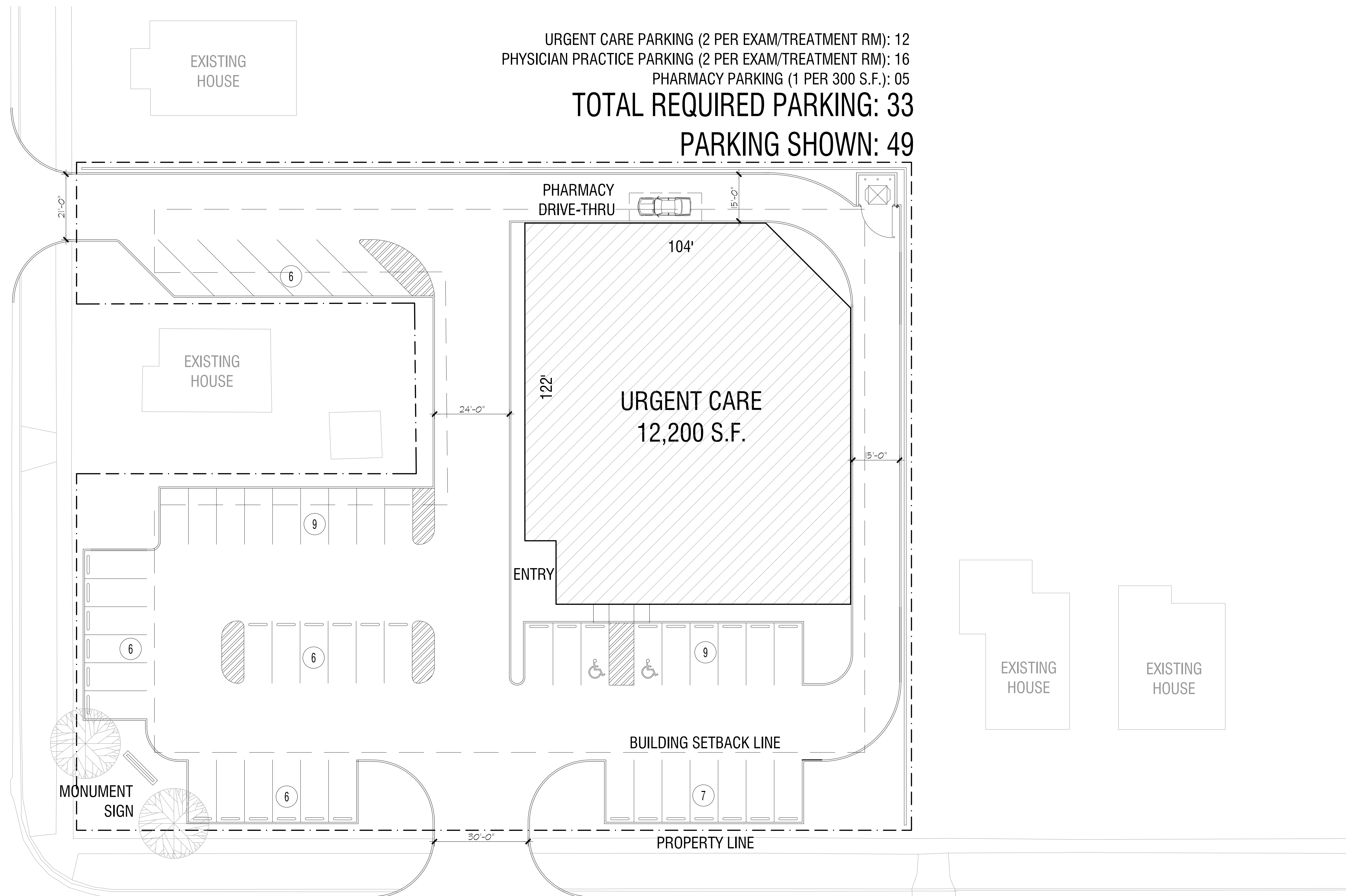
1. Move to approve concept approval only for Castlevue Hospital to locate a health care clinic and related operations business, at approximately 317 East 100 North within the Commercial 1 (C-1) zoning district based upon the general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code the land uses of: (1) Drug and Propriety, Code Section 11.3.4.13, Conditional Use; (2) Comprehensive Health Care Facility/Center, Code Section 11.3.5.11,

Conditional Use; (3) Medical Clinic, Outpatient Services, Code Section 11.3.5.25, Conditional Use; (4) Professional Health Care Offices, Code Section 11.3.5.32, Conditional Use, and subject to the following conditions of approval:

- a. Development Requirements:
    - i. Completion and recording of a real property assembly plat/lot line adjustment plat to create a viable building lot for the development
    - ii. Completion of a geotechnical study by a qualified geotechnical engineer and submission of the study to the Price City Engineer for review and concurrence.
    - iii. Completion of a storm water management plan addressing the 100 year flood event and submission to the Price City Engineer for review and concurrence.
    - iv. Completion of a limited environmental review of the site consistent with the requirements of Section 3.3 of the Code.
    - v. Completion of a Public Infrastructure Development Agreement and submission of the required financial surety, if required, to the Price City Public Works Department.
    - vi. Completion of a Private Utility Agreement, if required, to the Price City Public Works Department.
  - b. Site Plan Requirements:
    - i. Submit a detailed site plan identifying the following minimum elements:
      1. Site lighting locations, angles, etc. All exterior lighting to be LED fixtures.
      2. Garbage collection location and enclosure.
      3. Perimeter fencing and screening.
      4. Utility connection locations, sizes.
      5. Parking lot orientation.
      6. Vehicle and pedestrian traffic circulation patterns and corridors within development.
      7. Site ingress and egress.
      8. Site signage and internal way-finding signage plan.
      9. Minimum 5% landscaping. All landscaping to be water wise.
      10. Indication of public infrastructure (re)locations including street lighting, utility poles, metering equipment.
        - a. Easements and access as may be necessary to be provided to Price City.
  - c. Other:
    - i. Submission of building construction plans to the Price City Building Department for review and approval and potential issuance of a building permit.
    - ii. Inclusion of fire suppression and alarm systems into building design as recommended by the Price City Fire Chief.
    - iii. Obtain a Price City Business License for the location prior to occupancy.
    - iv. Formal notification of all surrounding property owners within 300 feet of the development site of the project, project schedule and contact info should any neighborhood issues or problems arise.
2. Move to acknowledge that the applicant, applicants agents and representatives, are aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval.



300 EAST STREET



URGENT CARE PARKING (2 PER EXAM/TREATMENT RM): 12  
PHYSICIAN PRACTICE PARKING (2 PER EXAM/TREATMENT RM): 16  
PHARMACY PARKING (1 PER 300 S.F.): 05  
**TOTAL REQUIRED PARKING: 33**  
**PARKING SHOWN: 49**

100 NORTH STREET



Fee: \_\_\_\_\_



## CONDITIONAL USE PERMIT APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable fees to: Price City Community Development Department, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3184.

Please check one.

- ☐ **New Business** (Complete boxes 1 through 13 on page 1, and all subsequent pages)  
☐ **New Construction/Development** (Check all applicable boxes below and complete entire application)

Plan Phase:

- ☐ Concept  
☐ Preliminary  
☐ Final

PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information			
1. Applicant's Name: <b>Castleview Hospital - Mark Holyoak</b>		2. Title: <b>CEO</b>	
3. Applicant's Mailing Address: <b>300 N. Hospital Drive</b>		4. Suite/Apt. No.:	
5. City: <b>Price</b>	6. State: <b>UT</b>	7. Zip Code: <b>84501</b>	
8. County: <b>Carbon</b>		9. Telephone: <b>(435) 637-4800, ext. 4000</b>	
Project Information			
10. Name of Project (Business): <b>Castleview Hospital Urgent Care</b>			
11. Address of Proposed Project:			
12. Zone District (see attached zoning map): <b>Commercial</b>			
Nature of Proposed Work (Check all applicable items in boxes 13 through 16)			
13. <input type="checkbox"/> Sign <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential	14. <input type="checkbox"/> Zone Change <input type="checkbox"/> Storm Drainage <input type="checkbox"/> Street Work <input type="checkbox"/> Road Dedication <input type="checkbox"/> Water <input type="checkbox"/> Sewer	15. <input type="checkbox"/> Excavation <input type="checkbox"/> Fill Work <input type="checkbox"/> Building <input type="checkbox"/> Subdivision <input type="checkbox"/> Apartments <input type="checkbox"/> Electrical	16. <input type="checkbox"/> Industrial <input type="checkbox"/> Annexation <input type="checkbox"/> Flood Plain <input type="checkbox"/> Recreation <input type="checkbox"/> Street Opening <input type="checkbox"/> Demolition
17. Quarter Section(s):	18. Section(s):	19. Township(s):	20. Range(s) & Base:
21. Estimated Cost of Project: a) Site Work \$ _____ b) Buildings \$ _____ c) Other \$ _____ Total \$ _____		22. Electrical Load Sheet: (Attach preliminary and final to application)	
		23. Project Plans: <input type="checkbox"/> Plans Included <input type="checkbox"/> Attachments (Number) _____	



24. Brief Description of Project:

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25. Justification (Explain why this project is needed):

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26. Names and Addresses of Adjoining Property Owners, Lessees, Etc.:

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1.		(   )
2.		(   )
3.		(   )

27. Estimated Starting Date:  
/ /

28. Estimated Completion Date:  
/ /

29. Has P.R.W.I.D. Sewer Survey  
Been Submitted? ☐ Yes ☐ No

Signature of Property Owner

*Mark C. Holyoak*

Date

*09 OCTOBER 2015*

Please Print Name

*MARK C. HOLYOAK*

Title

*CEO - Castleview Hospital*

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

- ☒ Approve  
☐ Decline

Comments:

*Concept Only 11-9-15*

Signature:

*[Signature]*

Date:

*10-26-15*

Requires:


- ☒ Building Permit  
☒ Conditional Use Permit  
☐ Code Amendment  
☐ Board of Adjustments Variance  
☐ Flood Plain Development Permit  
☒ Other: *Lot Assembly Plat*

**Mayor**  
JOE L PICCOLO  
**City Attorney**  
NICK SAMPINOS  
**Community Director**  
NICK TATTON  
**City Recorder**  
SHERRIE GORDON  
**Public Works Director**  
MILES NELSON



**DATE:** OCTOBER 30<sup>TH</sup>, 2015

**TO:** PRICE CITY PLANNING & ZONING COMMISSION

**FROM:** NICK TATTON, PRICE CITY 

**RE:** CUP - HOT DOG AND SUB SANDWICH LOCATION

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Please find attached a Conditional Use Permit (CUP) application submitted by Reed Phillips for a sub sandwich and hot dog business called Squiggy's Subs and Dogs to be located at 15 East Main Street within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria is detailed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code. The land use, Eating Places (food consumed on premises), is considered conditional based on Section 11.3.4.14 of the Code.

It is the recommendation of staff to discuss the land use and operation thoroughly with the applicant to ensure understanding of the conditions of approval. The restriction of any grease prepared foods that may impact the sewer system should be specifically addressed with the applicant as those types of foods will be restricted from the site.

**RECOMMENDED MOTION(S):**

1. Move to recommend the Price City Council provide final approval of a Conditional Use Permit (CUP) for the land use of an Eating Place, Food Consumed on Premises, for a business called Squiggy's Subs and Dogs, as applied for by Reed Phillips, to be located at 15 East Main Street within the Commercial 1 (C-1) zoning district, based on the general land use evaluation criteria in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist in Section 11.1.m of the Code, the conditional land use of Eating Place, Food Consumed on Premises in Section 11.3.4.14 of the Code, and subject to the following conditions of approval:
  - a. No foods prepared on-site that may use cooking grease or require a fire safety hood finding that a fire safety hood and grease trap are not present at the location.
    - i. Cold prepared and countertop heated items only.
  - b. Garbage collection frequency to mitigate the accumulations of garbage, rubbish or debris finding that properly serviced garbage dumpsters mitigate the accumulation of garbage, rubbish, debris, mitigate the attraction of rodents and prevent wind scatter of garbage, rubbish or debris.

- c. Minimum seating within business to comply with Chapter 6 of the code, generally, as public parking on and off street served the business site.
    - i. 3.5 seats for each parking space estimated to serve the business.
  - d. No on-street parking by owners or employees finding that restricted on-street parking increases overall customer parking and increases commercial activity.
    - i. Owners and employees to park in public mid-block lots.
  - e. Signage to be installed only upon review and approval by the Price City Planning Department finding that properly reviewed and approved commercial signage promotes consistency in the community, increases commercial activity and is consistent with the Price City General Plan.
    - i. Signage representing any prior business or land use to be removed.
  - f. Completion of building renovations and remodeling, if any, under the auspices of a Price City building permit finding that properly permitted and inspected commercial building renovations protect the health, safety and welfare of the community.
    - i. Safety inspection of current building by the Price City Building Inspector and Price City Fire Chief and compliance with any building safety recommendations stemming from the inspections finding that safety inspections serve to protect the health, safety and welfare of the community.
  - g. No other land uses authorized at the location finding that an evaluation of and/or installation waste water protection systems including grease trap and sampling manhole may be required.
    - i. Additional or related land uses may require an amendment to the Conditional Use Permit.
  - h. No conditions at the site or structure that violation the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values.
2. Move to acknowledge that the applicant, applicants' agents and representatives are aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval.



Fee: \_\_\_\_\_



## CONDITIONAL USE PERMIT APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable fees to: Price City Community Development Department, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3184.

Please check one.

☒ **New Business** (Complete boxes 1 through 13 on page 1, and all subsequent pages)

☐ **New Construction/Development** (Check all applicable boxes below and complete entire application)

Plan Phase:

- ☐ Concept  
☐ Preliminary  
☐ Final

PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information			
1. Applicant's Name: <u>Reed Phillips</u>		2. Title: <u>owner</u>	
3. Applicant's Mailing Address: <u>6795 S. 1000 E</u>		4. Suite/Apt. No.:	
5. City: <u>Price</u>	6. State: <u>UT</u>	7. Zip Code: <u>84501</u>	
8. County: <u>CARBON</u>		9. Telephone: <u>(435) 820-6565</u>	
Project Information			
10. Name of Project (Business): <u>SANDWICH shop / Hot Dogs</u> <span style="color: blue;">SQUIGGY'S SUBS N' DOGS</span>			
11. Address of Proposed Project: <u>15 E MAIN</u>			
12. Zone District (see attached zoning map):			
Nature of Proposed Work (Check all applicable items in boxes 13 through 16)			
13. <input type="checkbox"/> Sign <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential	14. <input type="checkbox"/> Zone Change <input type="checkbox"/> Storm Drainage <input type="checkbox"/> Street Work <input type="checkbox"/> Road Dedication <input type="checkbox"/> Water <input type="checkbox"/> Sewer	15. <input type="checkbox"/> Excavation <input type="checkbox"/> Fill Work <input type="checkbox"/> Building <input type="checkbox"/> Subdivision <input type="checkbox"/> Apartments <input type="checkbox"/> Electrical	16. <input type="checkbox"/> Industrial <input type="checkbox"/> Annexation <input type="checkbox"/> Flood Plain <input type="checkbox"/> Recreation <input type="checkbox"/> Street Opening <input type="checkbox"/> Demolition
17. Quarter Section(s):	18. Section(s):	19. Township(s):	20. Range(s) & Base:
21. Estimated Cost of Project: a) Site Work \$ _____ b) Buildings \$ _____ c) Other \$ _____ Total \$ _____		22. Electrical Load Sheet: (Attach preliminary and final to application)	
		23. Project Plans: <input type="checkbox"/> Plans Included <input type="checkbox"/> Attachments (Number) _____	

24. Brief Description of Project:

Subs on Hot Pgs

25. Justification (Explain why this project is needed):

26. Names and Addresses of Adjoining Property Owners, Lessees, Etc.:

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1. COFFEE SHOP	17 E main PRICE	(435) 613-1302
2.		( )
3.		( )
27. Estimated Starting Date: / /	28. Estimated Completion Date: / /	29. Has P.R.W.I.D. Sewer Survey Been Submitted? <input type="checkbox"/> Yes <input type="checkbox"/> No

Signature of Property Owner

Date

Gust Kalatzes

Owner

Please Print Name

Title

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

- ☒ Approve  
☐ Decline

Comments:

11.1 & 11.1.m - eval criteria

11.3.4.14 - land use

w/ conditions

Signature:

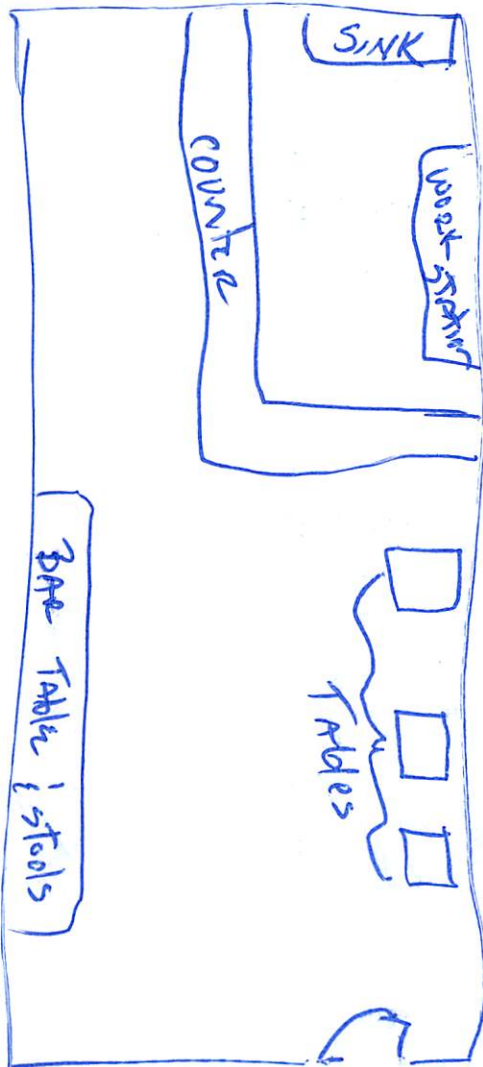
Date: 10.29.15

Requires:

- ☒ Building Permit - Any Renovations  
☐ Conditional Use Permit  
☐ Code Amendment  
☐ Board of Adjustments Variance  
☐ Flood Plain Development Permit  
☒ Other: Busn. Licen.

## SITE PLAN

Please provide a drawing of your proposed site in the space below. Include building floor plan, profiles, cross-sections, dimensions, setbacks, and signs. Also indicate exits, restrooms, and fire extinguisher placement. Use an attached sheet of paper, if necessary.





I hereby certify that the above information is accurate, true, and correct to the best of my knowledge and understanding. I also understand that falsification and/or failure to provide information herein will be grounds for revoking my Home Occupied Business License.

I have read the Home Occupied Businesses regulations, Chapter 1.13.90 of the Land Use Development and Management Code of the Price City Municipal Code, included herein, and I understand and will comply with this ordinance. Any violations of this ordinance can result in the revoking of my Home Occupied Business License.



Signature of Applicant

10-28-15

Date

Planning and Zoning Commission Approval

Date

City Council Approval

Date

Account No: \_\_\_\_\_  
Business Activity: \_\_\_\_\_  
Fee: \_\_\_\_\_



## BUSINESS LICENSE APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable licensing fees to: Price City Business Licensing, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3183.

PLEASE TYPE OR PRINT LEGIBLY.

☐ Renewal (check and show changes only on form below)

### Business Information

Business Status: ☒ New Business ☐ Location Change ☐ Name Change ☐ Ownership Change

Business Name (include DBA): Squiggy's Subs n' Dogs

If Name Change, list previous name:

Business Address: 15E Main

Suite/Apt. No.:

City: Price

State: UTAH

Zip Code: 84501

Business Telephone:  
( )

Business E-mail:

Business Fax:

Mailing Address (if different)

City:

State:

Zip Code:

Property Owner's Name: TARA KALATZES

Property Owner's Telephone: (435) 637-1439

Type of Organization: ☐ Corporation ☐ Partnership ☐ Sole Proprietorship ☒ LLC  
(Include copy of name registration with the State of Utah)

Type of Business: ☒ Commercial ☐ Home Occupation ☐ Reciprocal Building Occupancy Type:

Nature of Business: ☐ Manufacturing ☐ Retail ☐ Wholesale ☒ Services ☐ Other:

Opening Date: \_\_\_\_\_ Business Hours: From 10 To 7 MON TUE WED THU FRI SAT SUN (please circle)

Detailed Description of Business: COLD Sandwiches, Hot Dogs

Commercial Square Feet: 1700

No. of Mobile Home Spaces:

No. of RV Spaces:

State Sales Tax I.D. No. (Include copy or proof of exemption):

Federal Tax I.D. No. (Include copy, if applicable):

State License No. (Include copy, if applicable):

State License Type:

THE FOLLOWING LICENSES ARE SUBJECT TO ADDITIONAL REQUIREMENTS. Please contact the Business Licensing Officer (City Treasurer) at (435) 636-3161, or 185 East Main, for more information. **Check all that apply.**

- ☐ Alcoholic Beverages
- ☐ Eating Establishment
- ☐ Taxi Cab/Motor Carrier
- ☐ Pawnbroker
- ☐ Sexually Oriented Business

NOTE: If applying for any of these businesses, other than an Eating Establishment, please complete the Consent to a Background/Criminal History Check form included with this application.

**If applicant is a SOLE PROPRIETOR, complete this section.**

Owner's Name:

Owner's Address:

Suite/Apt. No.:

City:

State:

Zip Code:

Owner's Telephone:  
( )

Owner's E-mail:

Owner's Fax:

Owner's Birth Date:

Owner's Drivers License No. (include state & provide copy):

**Manager Information (if applicable)**

Manager's Name:

Manager's Address:

Suite/Apt. No.:

City:

State:

Zip Code:

Manager's Telephone: ( )

Manager's E-mail:

Manager's Fax:

Manager's Birth Date:

Manager's Drivers License No. (include state):

**If applicant is a CORPORATION, PARTNERSHIP, OR LLC, complete this section.**

ALL OFFICERS (First/Middle/Last)	HOME ADDRESS (City, ST, Zip)	HOME TELEPHONE
1. Reed Lamar Phillips	6795 S. 1000 E Price, UT 84501	(435) 820- <del>0257</del> 6565
2. Kristen Diane Phillips	6795 S. 1000 E Price, UT 84501	(435) 820-0251
3.		( )

TITLE	DATE OF BIRTH (MM/DD/YYYY)	DRIVERS LICENSE NO. (Include copy)
1. Managing Member	3/7/1968	# 14717504/ ST UT
2. Managing Member	6/14/1974	# 151294140 ST UT
3.	1 1	# ST

I am aware that this application does not constitute approval to operate a business. I hereby agree to conduct said business strictly in accordance with the laws and ordinances covering such business, and swear under penalty of law that the information contained herein is true.

Signature of Owner/Agent: Reed Phillips Date: 10/28/15  
Please Print Name: Reed Phillips Title: MANAGING MEMBER

Please allow at least 10 working days for your application to be processed.

**Office Use Only**

Approvals:  
Business Licensing: \_\_\_\_\_ Fire: \_\_\_\_\_ Inspection: \_\_\_\_\_  
Police: \_\_\_\_\_ P & Z: \_\_\_\_\_ Other: \_\_\_\_\_  
Date Approved: \_\_\_\_\_



**PRICE CITY POLICE DEPARTMENT**

910 NORTH 700 EAST

PRICE, UTAH 84501

(435) 636-3190

**CONSENT TO A BACKGROUND/CRIMINAL HISTORY CHECK**

I hereby consent to a background security and criminal history check to be performed by the Price City Police Department in connection with my business license application.

Dated this 29 day of NOV, 20 15.


  
Signature

Reed Phillips  
(Please Print Name)

UT  
USA

# Utah

DRIVER LICENSE



4d 151294140 4a Iss 06/12/2014

1 PHILLIPS  
2 KRISTEN DIANNA

3 DOB 06/14/1974  
6795 S 1000 E  
PRICE, UT 84501

5 DD 1 J 4b Exp 06/14/2019

9 Class D 9a End  
12 Restrictions A


DONOR Y 16 Hgt 5'09" 18 Eyes BLU  
15 Sex F 17 Wgt 135 19 Hair BLN

*Kristen Phillips*

UT  
USA

# Utah

DRIVER LICENSE



4d 147175041 4a Iss 02/22/2012

1 PHILLIPS  
2 REED LAMAR

3 DOB 03/07/1968  
6795 S 1000 E  
PRICE, UT 84501

5 DD 1 J 4b Exp 03/07/2017

9 Class D 9a End  
12 Restrictions A

DONOR Y 16 Hgt 6'01" 18 Eyes BLU  
15 Sex M 17 Wgt 255 19 Hair BRO

*Reed Lamar Phillips*

## SQUIGGY'S SUBS N' DOGS, LLC

**Entity Number:** 9562626-0160

**Company Type:** LLC - Domestic

**Address:** 15 EAST MAIN STREET Price, UT 84501

**State of Origin:**

**Registered Agent:** REED PHILLIPS

**Registered Agent Address:**

15 E MAIN STREET

Price, UT 84501

**Status:** Active

**Status:** Active  as of 10/07/2015

**Renew By:** 10/31/2016

**Status Description:** Good Standing

The "Good Standing" status represents that a renewal has been filed, within the most recent renewal period, with the Division of Corporations and Commercial Code.

**Employment Verification:** Not Registered with Verify Utah

[History](#)

**Registration Date:** 10/07/2015

**Last Renewed:** N/A

[Former Business Names](#)

SQUIGGY'S SUB N' DOGS, LLC

[<< Back to Search Results](#)

Search by:

Business Name:





**ACKNOWLEDGEMENT AGREEMENT FOR CONDITIONS OF LAND USE AS REQUIRED BY THE PRICE CITY  
PLANNING AND ZONING COMMISSION AND AS AGREED TO BY THE LAND USE APPLICANT FOR A SUB  
SANDWICH AND HOG DOG LAND USE LOCATED AT 15 EAST MAIN STREET WITHIN THE COMMERCIAL 1 (C-1)  
ZONING DISTRICT**

**Purpose:** the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and [Angel Auto Mart, Kevin Norried](#), regarding the conditions of land use associated with **A SUB SANDWICH AND HOG DOG LAND USE LOCATED AT 15 EAST MAIN STREET WITHIN THE COMMERCIAL 1 (C-1) ZONING DISTRICT** as it is associated with Squiggy's Subs and Dogs, Reed Phillips.

**Parties:** this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and [Squiggy's Subs and Dogs, Reed Phillips](#), (Applicant), for the property located at **15 East Main Street**.

**Term:** the term of this agreement commences on **November 9<sup>th</sup>, 2015** and will perpetually run with the land unless terminated based on a change of use or other performance or compliance factors as outlined in the Price City Land Use Management and Development Code (Code). This contract is further subject to compliance with all Code requirements and other state, federal or local permitting.

The parties identified above hereby agree to the following:

**Applicant Shall:**

- No foods prepared on-site that may use cooking grease or require a fire safety hood finding that a fire safety hood and grease trap are not present at the location
  - Cold prepared and countertop heated items only.
- Garbage collection frequency to mitigate the accumulations of garbage, rubbish or debris finding that properly serviced garbage dumpsters mitigate the accumulation of garbage, rubbish, debris, mitigate the attraction of rodents and prevent wind scatter of garbage, rubbish or debris.
- Minimum seating within business to comply with Chapter 6 of the code, generally, as public parking on and off street served the business site.
  - 3.5 seats for each parking space estimated to serve the business.
- No on-street parking by owners or employees finding that restricted on-street parking increases overall customer parking and increases commercial activity.
  - Owners and employees to park in public mid-block lots.
- Signage to be installed only upon review and approval by the Price City Planning Department finding that properly reviewed and approved commercial signage promotes consistency in the community, increases commercial activity and is consistent with the Price City General Plan.
  - Signage representing any prior business or land use to be removed.
- Completion of building renovations and remodeling, if any, under the auspices of a Price City building permit finding that properly permitted and inspected commercial building renovations protect the health, safety and welfare of the community.
- Safety inspection of current building by the Price City Building Inspector and Price City Fire Chief and compliance with any building safety recommendations stemming from the inspections finding that safety inspections serve to protect the health, safety and welfare of the community.
- No other land uses authorized at the location finding that an evaluation of and/or installation waste water protection systems including grease trap and sampling manhole may be required.
  - Additional or related land uses may require an amendment to the Conditional Use Permit.
- No conditions at the site or structure that violation the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values.
- 

**Price City Shall:**

- Authorize the land use contemplated herein and under the terms and conditions set forth as indicated.

**SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.**

Price City

Applicant:

By Robert Oliver, Planning Commission Chair

[Reed Phillips](#)

ATTEST:

Sherrie Gordon, City Recorder